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Christina A. Varner
Executive Director

June 7, 2023

Angela Calvillo
Clerk of the Board
Board of Supervisors, Room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102

Re: 2022-2023 Rent Board Annual Report on Eviction Notices (Revised)

Dear Ms. Calvillo:

Pursuant to Section 37.6(j) of the Rent Ordinance, Chapter 37 of the San Francisco Administrative Code, the Rent Board is providing its annual report on the number of eviction notices filed with the Department. During the period from March 1, 2022 through February 28, 2023, a total of 1,197 eviction notices were filed with the Department. This figure includes 288 notices given due to failure to pay rent, which are not required to be filed with the Department. Some categories of notices saw increased filings while the largest categories saw modest decreases. The largest percentage increase was in demolish or remove from housing use eviction notices which increased from 15 to 65 notices. Capital improvement eviction notices increased from 25 to 85 notices. Owner move-in eviction notices increased from 45 to 89. Nuisance eviction notices decreased from 452 to 378. Notices for breach of rental agreement decreased from 161 to 131. The largest percentage decrease was in eviction notices for roommate eviction which went down from 21 to 14 notices, followed by Ellis Act eviction notices which decreased from 74 to 54 notices. The 1,197 total notices filed with the Department this year represents a 14% increase from last year's total of 1,048.

The list on the following page gives the total number of eviction notices filed with the Department, the stated reason for the eviction and the applicable Ordinance section.

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Number	Reason	Ordinance Section
288	non-payment of rent	37.9(a)(1)
3	habitual late payment of rent	37.9(a)(1)
131	breach of rental agreement	37.9(a)(2)
378	committing a nuisance	37.9(a)(3)
7	illegal use of rental unit	37.9(a)(4)
0	failure to renew agreement	37.9(a)(5)
4	failure to permit landlord access	37.9(a)(6)
31	unapproved subtenant	37.9(a)(7)
89	owner/relative move-in	37.9(a)(8)
2	condo conversion sale	37.9(a)(9)
65	demolish or remove from housing use	37.9(a)(10)
85	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
54	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
1	development agreement	37.9(a)(15)
0	good Samaritan	37.9(a)(16)
14	roommate eviction	37.9(b)
45	other or no reason given	
1197	Total Eviction Notices	

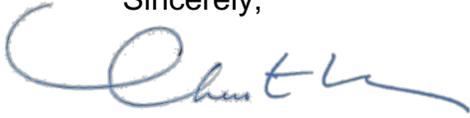
The increase or decrease since last year for each just cause (excluding categories for which filing is not required or where the department did not receive at least 10 notices in 2022-23) is as follows:

Just Cause Reason	2021/22	2022/23	Change
Demolish or remove from housing	15	65	+333%
Capital improvement	25	85	+240%
Owner/relative move-in	45	89	+98%
Other	24	45	+88%
Unapproved subtenant	36	31	-14%
Nuisance	452	378	-16%
Breach of rental agreement	161	131	-19%
Ellis withdrawal of unit	74	54	-27%
Roommate eviction	21	14	-33%

During the period March 1, 2022 - February 28, 2023, tenants filed a total of 152 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 152 reports filed, 31 involved school-age children, with 16 of these 31 reports relating to evictions occurring during the school term. Of the 152 total reports, 16 specifically objected to no-fault evictions, and 4 of these 16 reports involved school-age children, with 1 report relating to evictions occurring during the school term.

This eviction report and eviction reports from prior years can also be found on our web site under “Rent Board Statistics and Reports,” under the section “Annual Eviction Reports.” A monthly breakdown of all eviction filings by category is also enclosed with this report. Please contact me at christina.varner@sfgov.org or 415-252-4650 should you have any questions.

Sincerely,



Christina Varner
Executive Director
Residential Rent Stabilization and Arbitration Board

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**Residential Rent Stabilization and Arbitration Board
City & County Of San Francisco**

Annual Eviction Notice Report

3/1/2022 Through 2/28/2023

Cause For Eviction	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Non-payment of Rent	5	6	12	3	7	85	82	41	18	5	15	9	288
Habitual Late Payment of Rent	1	0	0	0	1	0	0	0	0	1	0	0	3
Breach of Lease Agreement	16	23	17	11	11	14	7	8	5	2	13	4	131
Nuisance	39	34	39	30	45	36	35	24	37	21	17	21	378
Illegal Use of Unit	2	1	0	0	2	0	0	0	2	0	0	0	7
Failure to Sign Lease Renewal.	0	0	0	0	0	0	0	0	0	0	0	0	0
Denial of Access to Unit	0	0	1	0	0	0	2	0	0	1	0	0	4
Unapproved Subtenant	3	3	2	4	2	6	2	2	5	0	2	0	31
Owner Move In	6	15	10	12	7	7	9	8	6	0	4	5	89
Condo Conversion	0	1	0	1	0	0	0	0	0	0	0	0	2
Demolition	1	1	1	31	0	30	0	1	0	0	0	0	65
Capital Improvement	4	2	1	3	3	1	1	33	2	6	25	4	85
Substantial Rehabilitation	0	0	0	0	0	0	0	0	0	0	0	0	0
Ellis Act Withdrawal	2	4	6	4	3	24	3	0	4	2	0	2	54
Lead Remediation	0	0	0	0	0	0	0	0	0	0	0	0	0
Development Agreement	0	0	0	0	1	0	0	0	0	0	0	0	1
Good Samaritan Tenancy Ends	0	0	0	0	0	0	0	0	0	0	0	0	0
Roommate Living in Same Unit	3	2	2	1	1	2	1	1	0	1	0	0	14
Other	4	1	2	3	30	2	1	1	0	0	1	0	45
Total	86	93	93	103	113	207	143	119	79	39	77	45	1197